FORM	4
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Check this box if no
longer subject to
Section 16. Form 4 or
Form 5 obligations
may continue. See
Instruction 1(b).

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

OMB APPROVAL OMB Number: 3235-0287 Estimated average burden hours per response... 0.5

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Po Morey Thomas C	2. Issuer Name a WASHINGTO INVESTMEN	ON REAI	L ES	STATE	ool	-	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director X_Officer (give title below) S.V.P. & General Counsel				
(Last) (First) 6110 EXECUTIVE BOULEV 800	3. Date of Earliest Transaction (Month/Day/Year) 12/15/2014						S.V.P. & General	Counsel			
(Street) ROCKVILLE, MD 20852	4. If Amendment, Date Original Filed(Month/Day/Year)						6. Individual or Joint/Group Filing(Check Applicable Line) _X_Form filed by One Reporting Person Form filed by More than One Reporting Person				
(City) (State)	(Zip)	T	able I - No	n-De	erivative Sec	curitie	s Acqui	ired, Disposed of, or Beneficially Owned			
1.Title of Security (Instr. 3)	Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)		tion	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) (A) (A) (A) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C		f (D)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial Ownership	
Common Stock	12/15/2014		F		1,147.00	D	\$ 26.73	36,317	D		

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Persons who respond to the collection of information SEC 1474 (9-02) contained in this form are not required to respond unless the form displays a currently valid OMB control number.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned

	(e.g., puts, calls, warrants, options, convertible securities)																
1. Title of	2.	3. Transaction	3A. Deemed	4.		5.		6. Date Exer	cisable	7. Tit	le and	8. Price of	9. Number of	10.	11. Nature		
Derivative	Conversion	Date	Execution Date, if	Transacti	on	Numl	ber	and Expirati	on Date	Amount of Derivativ		Derivative	Derivative	Ownership	of Indirect		
Security	or Exercise	(Month/Day/Year)	any	Code		of		(Month/Day/Year) U		(Month/Day/Year)		Month/Day/Year) Underlying		Security	Securities	Form of	Beneficial
(Instr. 3)	Price of		(Month/Day/Year)	(Instr. 8)		Deriv	ative			Secur	rities	(Instr. 5)	Beneficially	Derivative	Ownership		
	Derivative					Secur				(Instr	. 3 and		Owned	Security:	(Instr. 4)		
	Security					Acqu	ired			4)			0	Direct (D)			
						(A) 0							1	or Indirect			
						Dispo							Transaction(s)				
						of (D	· · · · · · · · · · · · · · · · · · ·						(Instr. 4)	(Instr. 4)			
						(Instr											
						4, and	15)										
											Amount						
								Date	Evairation		or						
								Exercisable	Expiration Date	Title	Number						
								Excicisable	Date		of						
				Code	V	(A)	(D)				Shares						

Reporting Owners

	Relationships						
Reporting Owner Name / Address	Director	10% Owner	Officer	Other			
Morey Thomas C 6110 EXECUTIVE BOULEVARD, SUITE 800 ROCKVILLE, MD 20852			S.V.P. & General Counsel				

Signatures

Thomas C. Morey	12/17/2014
**Signature of Reporting Person	Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

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